

**BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

Meeting Date: December 21, 2005

Bulk Item: Yes ☐ No ☒

Division: Growth Management

Department: Planning & Environmental Res.

Staff Contact Person: Timothy J. McGarry

AGENDA ITEM WORDING: A public hearing to consider an ordinance amending the land use district text and maps by creating Section 9.5-260.3, Monroe County Code, which establishes a new land use district overlay: the Big Pine and No Name Keys Formula Retail Overlay District and adopts by reference the Big Pine and No Name Keys Formula Retail Overlay District Map.

The Planning Department is requesting this item be continued until the January BOCC since the time between the Planning Commission meeting and the Board meeting is too short for the substantive issues that need to be considered.

ITEM BACKGROUND: During the Spring and Fall of 2000 residents of Big Pine and No Name Keys undertook a community-driven planning process involving local workshops, seminars, and design charettes that defined through continuous debate the public's interest in preserving a rural community character, and protecting the economic viability of locally owned and operated businesses by determining the appropriate amount, type, and location of additional commercial development. The community driven planning process culminated in the development of the Master Plan for Future Development of Big Pine and No Name Key (Master Plan), which contained Strategies and Actions for maintaining the unique natural characteristics of the planning area, the rural feel, and moderate pace of life. One of the actions recommended to accomplish this end is *Action Item 12.2.4*: "Prohibit new formula retail businesses and restaurants in the planning area through the development of land development regulations." The ordinance put forth for consideration will implement this action item.

PREVIOUS RELEVANT BOCC ACTION: On August 18, 2004 the Board of County Commissioners adopted the Master Plan for Future Development of Big Pine and No Name Key (Master Plan) as an addendum to the Monroe County Year 2010 Comprehensive Plan.

CONTRACT/AGREEMENT CHANGES: N/A

STAFF RECOMMENDATIONS: Approval

TOTAL COST: N/A

BUDGETED: Yes ☐ No ☐

COST TO COUNTY: N/A

SOURCE OF FUNDS: _____

REVENUE PRODUCING: Yes ☐ No ☐ **AMOUNT PER MONTH** _____ **Year** _____

APPROVED BY: County Atty ☒ OMB/Purchasing _____ Risk Management _____

DIVISION DIRECTOR APPROVAL: _____


Timothy J. McGarry, AICP

DOCUMENTATION: Included ☐

Not Required ☒

DISPOSITION: _____

AGENDA ITEM # _____